

ZONING ORDINANCE SUMMARY FOR SINGLE FAMILY DWELLINGS

ORDINANCE YEAR	SETBACK FROM STREET PROPERTY LINE (FEET)	SIDE & REAR SETBACK (FEET)	MINIMUM DISTANCE WELL TO SEPTIC SYSTEM (FEET)	SEPTIC SYSTEM FROM PROPERTY LINE (FEET)	SEPTIC SYSTEM FROM WETLANDS (FEET)	SEPTIC SYSTEM WITHIN WATERSHED PROTECTION ZONE (FEET)	MINIMUM FRONTAGE ON ROAD (FEET)	MINIMUM LOT SIZE (SQ. FEET)	MINIMUM LOT DEPTH (FEET)	EQUIVALENT ACRES	MINIMUM NUMBER 12' X 20' OFF-STREET PARKING
	Art. IV Sec.1	Art. IV Sec. 1	Art. IV Sec. 9	Art. IV Sec. 9	Art. IV Sec. 9	Art. IX Sec.F2	Art. IV Sec. 2	Art. IV Sec. 3	Art. IV Sec. 2	Art. IV Sec. 3	Art. IV Sec. 4
1947	30	20	State – 75	State – 10	-	-	100	-	-	-	-
1971	30	20	State – 75	State – 10	-	-	150	*43560	290	1.00	-
1974	30	20	State – 75	State – 10	-	-	150	*43560	290	1.00	1.5
1975	30	20	State – 75	State – 10	-	-	150	*43560	290	1.00	1.5
1979	30	20	State – 75	State – 10	-	-	150	*43560	290	1.00	1.5
1985	30	20	100	20	100	NO	150	*43560	290	1.00	1.5
1987 To Current	50	30	100	30	100	NO	200	**87120	436	2.00	1.5

* At least ¾ acre of contiguous land shall be buildable with soils dry enough to permit installation of sanitary waste disposal systems and shall not have slopes exceeding twenty percent.

** At least 1.0 acre of contiguous land shall be buildable with soils dry enough to permit installation of sanitary waste disposal systems and shall not have slopes exceeding twenty percent.

ZONING ORDINANCE LOT SIZE SUMMARY – APPLIES TO 2.00 ACRE ZONING ONLY – 1987 TO CURRENT

NUMBER OF FAMILY UNITS	NUMBER OF BEDROOMS/ FAMILY UNIT	SETBACK FROM STREET PROPERTY LINE (FEET)	** SIDE & REAR SETBACK1 (FEET)	MINIMUM FRONTAGE ON ROAD (FEET)	* MINIMUM LOT SIZE (SQ. FEET)	MINIMUM LOT DEPTH (FEET)	EQUILAVENT ACRES	MINIMUM NUMBER 12' X 20' OFF STREET PARKING
Art. IV,V	Art. V Sec. 6	Art. IV Sec. 1	Art. IV Sec. 1	Art. IV Sec. 2	Art. IV Sec.3	Art. IV Sec. 2,3	Art. IV Sec. 3	Art. IV Sec. 4
1	-	50	30	200	87120	436	2.00	1.50
2	4	60	50	240	111120	463	2.55	3.00
3	3	65	60	260	123120	474	2.83	4.50
4	3	70	70	280	135120	483	3.10	6.00
5	2	75	80	400	187120	468	4.30	7.50
6	2	80	90	440	207120	471	4.75	9.00
7	1	85	100	480	227120	473	5.21	10.50
8	1	90	110	520	247120	475	5.67	12.00

* At least 1.0acre of contiguous land shall be buildable with soils dry enough to permit installation of sanitary waste disposal systems and shall not have slopes exceeding twenty percent.

** All sanitary disposal systems i.e. septic tanks, leach fields, etc. shall have no portion within 30 feet of any lot line, or within 100 feet of any wetland or watershed protection area.

DRIVEWAYS – See Driveway Regulations

Aquifer Zoning w/ 3 Acre minimum and Lot sizing increments x 1.5

Number of Family Units	Number of Bedrooms/Family Units	Setback from Street Property Line	Side and Rear Setback (FEET)	Minimum Frontage on Road (FEET)	Minimum Lot Size (SQ. FEET)	Equivalent Acres
Art. IV, V	Art. IV Sec. 6	Art. IV Sec. 1	Art. IV Sec. 1	Art. IV Sec. 2	Art. XI Sec. E-1	Art. IV Sec. 1
1	-	50	30	200	130680	3.00
2	4	60	50	240	166680	3.83
3	3	65	60	260	184680	4.24
4	3	70	70	280	202680	4.65
5	2	75	80	400	280680	6.44
6	2	80	90	440	310680	7.13
7	1	85	100	480	340680	7.82
8	1	90	110	520	370680	8.51